

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-10
AGENDA DATE: Thu 10/06/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0134 - Parkside at Slaughter Creek 9 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 10501-10517 Big Thicket Drive; 10501-10529 Channel Island Drive (Slaughter Creek Watershed) from interim rural residence (I-RR) district zoning to single-family residence-small lot (SF-4A) district zoning. Zoning and Platting Commission Recommendation: To grant single-family residence-small lot (SF-4A) district zoning. Applicant: Lumbermen's Investment Corp. (Darlene Louk). Agent: Thrower Design (Ron Thrower). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0134

Z.P.C. DATE: September 6, 2005

ADDRESS: 10501 – 10517 Big Thicket Drive; 10501 – 10529 Channel Island Drive

OWNER: Lumbermen's Investment Corp.
(Darlene Louk)

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: I-RR

TO: SF-4A

AREA: 1.750 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant single family residence small lot (SF-4A) district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

September 6, 2005: *APPROVED SF-4A DISTRICT ZONING; BY CONSENT.*
[J. MARTINEZ; J. GOHIL – 2ND] (8-0, B. BAKER – ABSTAINED)

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property is platted and under construction for 13 single family residential lots, zoned interim – rural residence (I-RR, upon its annexation into the City limits) and takes access to Anahuac Trail and Channel Island Drive. The property forms a portion of the southern boundary of the Parkside at Slaughter Creek subdivision, and there are other platted single family residential sections of this subdivision to the west, north and east (under consideration for SF-4A zoning). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Vicinity Map).

The Applicant proposes to rezone the lots to the single family residence small lot (SF-4A) district to be consistent with the plat. SF-4A zoning is appropriate given the size and setbacks of the platted lots, and is consistent with the interim zoned SF-4A portions of Parkside at Slaughter Creek.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Under construction for single family residences
<i>North</i>	I-SF-4A	Under construction for single family residences
<i>South</i>	I-RR; RR; I-SF-2; MF-2-CO	Slaughter Creek and flood plain; Single family residences within Onion Creek subdivision; Apartments
<i>East</i>	I-RR; I-SF-2	Slaughter Creek and flood plain; Under construction for single family residences; Single family residences within Onion Creek subdivision
<i>West</i>	I-RR; RR; MF-2-CO	Slaughter Creek and flood plain; Apartments

AREA STUDY: N / A**TIA:** Is not required**WATERSHED:** Slaughter Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District

SCHOOLS:

Menchaca Elementary School Paredes Middle School Charles Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0204 (Northeast corner of I-35 and Brandt Road – City initiated)	I-GR to GR	To Grant GR-CO for Tract One and GO-CO for Tract Two with the CO follows that of C14-04-0104, except that all auto-related uses are permitted and limits driveways to Brandt Road to one.	Approved GR-CO for Tract One and GO-CO for Tract Two as ZAP recommended, with two additional prohibited uses: commercial off-street parking and off-site accessory parking. Restrictive Covenant for Tract One covering site development issues (2-17-05).

C14-04-0104 (Parkside at Slaughter Creek, Section 1, Block A, Lot 19)	I-RR to GR	To Grant GR-CO	Approved GR-CO with prohibited uses: auto rentals; auto repair services; auto sales; auto washing; commercial off-street parking; drop-off recycling collection facility; exterminating services; hotel-motel; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; service station; congregate living; and residential treatment, as offered by the applicant. Restrictive Covenant for the TIA (11-4-04).
C14-04-0103 (Parkside at Slaughter Lot 127, Block C)	I-RR to GR	To Grant GR-CO	Approved GR-CO with CO for a list of prohibited uses and 2,000 trips (9-2-04).
C14-00-2181 (Keese Tract – 10413 IH 35 Zoning Change)	I-RR to MF-2	To Grant MF-2-CO with CO for 25' setback along the south and southeast property lines adjacent to residential properties and conditions of the TIA; RR for the flood plain.	Approved MF-2-CO as recommended by PC (2-8-01).

RELATED CASES:

Zoning cases C14-05-0126 through C14-05-0134 consist of contiguous lots within Sections 4, 5 and 6 of Parkside at Slaughter Creek subdivision.

The rezoning area is platted as Lots 54-66, Block C of Parkside at Slaughter Creek Section 6, recorded in February 2005 (C8-02-0198.6A). Please refer to Exhibit C.

The Parkside at Slaughter Creek subdivision was annexed into the Full-Purpose Jurisdiction on December 31, 2003.

A Preliminary Plan for Parkside at Slaughter Creek was filed on October 22, 2002 and approved by the Zoning and Platting Commission on April 1, 2003 (C8J-02-0198). The Plan is composed of 455 single family residential lots, two commercial lots, two water main easement lots and one open space lot.

ABUTTING STREETS:

STREET NAME	ROW	PAVEMENT	CLASSIFICATION
National Park Boulevard	60-70 feet	40 feet	Neighborhood Collector
Anahuac Trail	50 feet	30 feet	Local
Big Thicket Drive	50 feet	30 feet	Local
Indiana Dunes Drive	50 feet	30 feet	Local
Lake Clark Lane	50 feet	30 feet	Local
Wind Cave Trail	50 feet	30 feet	Local
Yellowstone Drive	50 feet	30 feet	Local
Channel Island Drive	50 feet	30 feet	Local

- Capital Metro bus service is not available within 1/4 mile of this property.

CITY COUNCIL DATE: October 6, 2005

ACTION:

ORDINANCE READINGS: 1st

2nd

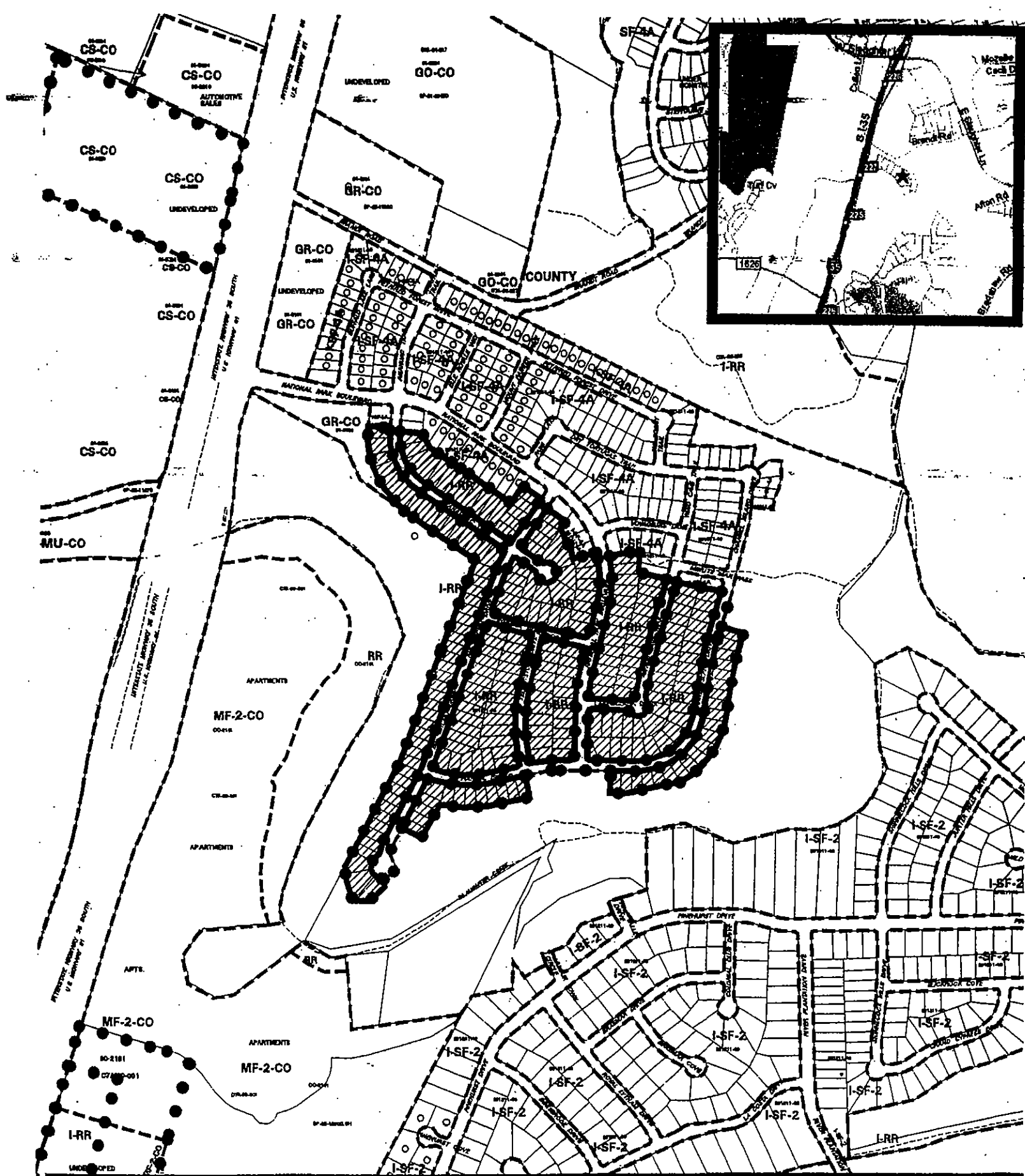
3rd





ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719





 1" = 600'	SUBJECT TRACT 	ZONING Exhibit B		CITY GRID REFERENCE NUMBER G12
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: PARKSIDE @ SLAUGHTER CREEK 1-9	DATE: 05-08	
	CASE MGR: W. WALSH	ADDRESS: N/A	INTLS: SM	
SUBJECT AREA (acres): N/A				

200500029

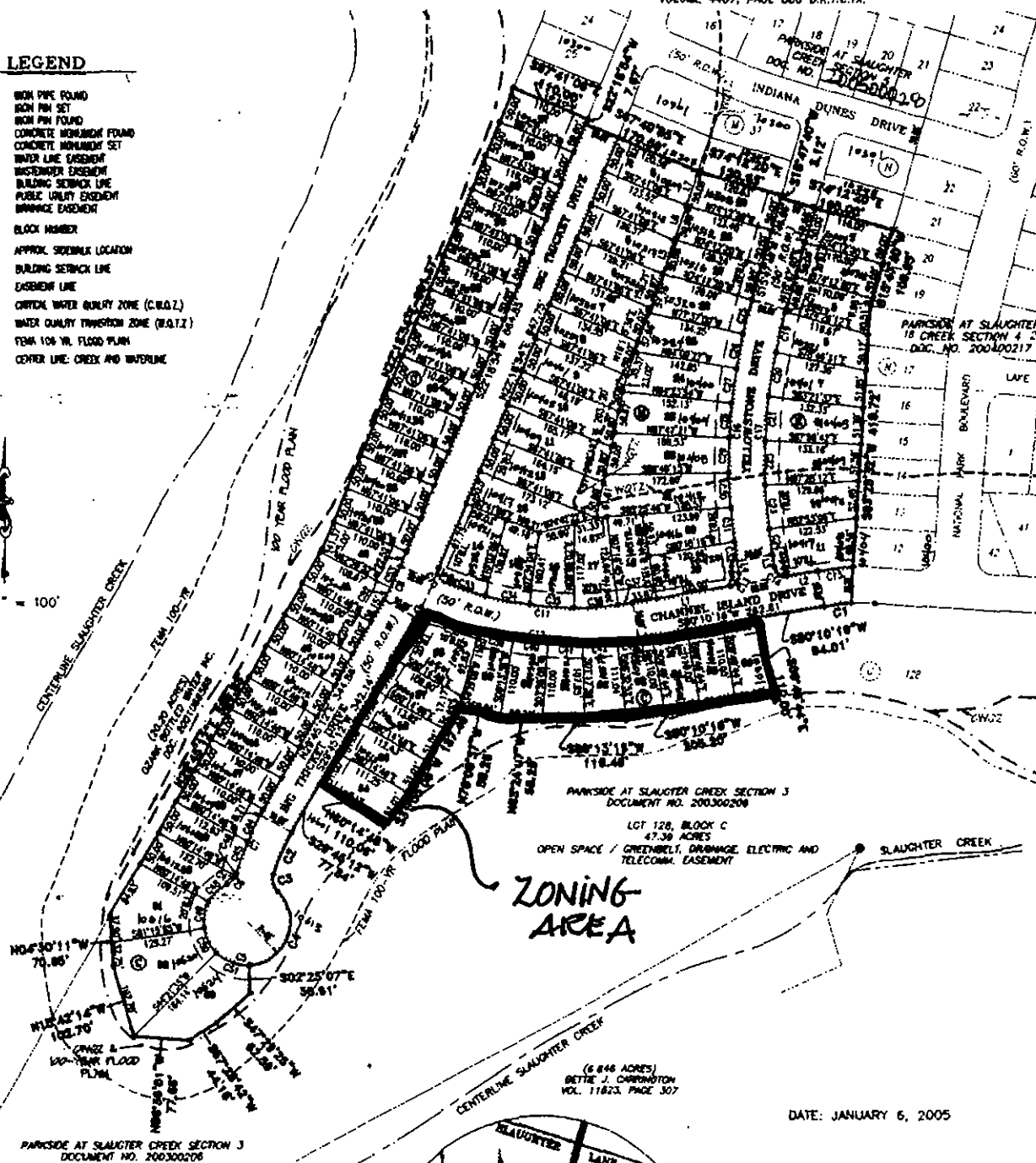
PARKSIDE AT SLAUGHTER CREEK SECTION 6

(TRACT 2, 140.87 ACRES)
LUMBERMEN'S INVESTMENT CORPORATION
VOLUME 4487, PAGE 006 D.R.T.C.T.Y.

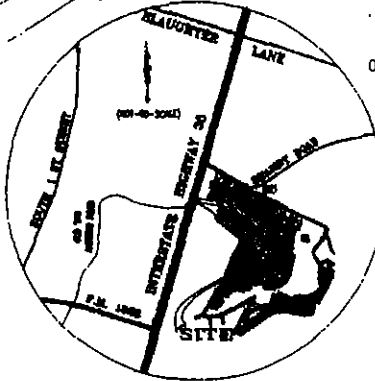
LEGEND

- HIGH PIPE FOUND
- HIGH PIN SET
- HIGH PIN FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- WATER LINE EASEMENT
- WASTEWATER EASEMENT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- (A) BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- BUILDING SETBACK LINE
- EASEMENT LINE
- CRITICAL WATER QUALITY ZONE (C.W.Q.Z.)
- WATER QUALITY IMPROVEMENT ZONE (W.Q.I.Z.)
- FEMA 100-YR. FLOOD PLAIN
- CENTER LINE: CREEK AND WATERLINE

SCALE: 1" = 100'



**ZONING
AREA**



LOCATION MAP
NO SCALE

DATE: JANUARY 6, 2005

OWNER: LUMBERMEN'S INVESTMENT CORP.
1300 SOUTH MOPAC BLVD
AUSTIN, TEXAS 78746
PHONE: (512) 434-5783 FAX (512) 434-5780

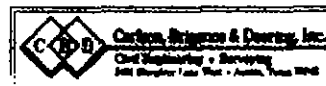
ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748
PHONE: (512) 280-5160 FAX (512) 280-5165

EXHIBIT C

SHEET 1 OF 4

TOTAL ACREAGE: 14.173 ACRES
SURVEY: THE SANTIAGO DEL VALLE GRANT

NO. OF SINGLE FAMILY LOTS: 76
TOTAL NO. OF BLOCKS: 3



CB-02-0150-2A

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant single family residence small lot (SF-4A) district zoning.

BACKGROUND

The subject property is platted and under construction for 13 single family residential lots, zoned interim – rural residence (I-RR, upon its annexation into the City limits) and takes access to Anahuac Trail and Channel Island Drive. The property forms a portion of the southern boundary of the Parkside at Slaughter Creek subdivision, and there are other platted single family residential sections of this subdivision to the west, north and east (under consideration for SF-4A zoning).

The Applicant proposes to rezone the lots to the single family residence small lot (SF-4A) district to be consistent with the plat. SF-4A zoning is appropriate given the size and setbacks of the platted lots, and is consistent with the interim zoned SF-4A portions of Parkside at Slaughter Creek.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The single family residence small lot (SF-4A) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards that maintain single-family neighborhood characteristics.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

SF-4A zoning is appropriate given the size and setbacks of the platted lots, and is consistent with the interim zoned SF-4A portions of Parkside at Slaughter Creek.

EXISTING CONDITIONS**Site Characteristics**

The subject property is under construction for single family residential development. The site is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the SF-4A zoning district would be 55%, which is based on the more restrictive watershed regulations described below.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Tree protection will be required in accordance with 25-8 for all development.

Critical environmental features in this subdivision were identified and addressed with the review of the preliminary plan (C8J-02-0198).

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 203 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). This property is currently platted and consists of 13 platted lots which generate approximately 124 trips per day.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Water and Wastewater

The landowner intends to serve each lot with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve each lot. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Compatibility Standards

The proposed SF-4A district zoning does not trigger the application of compatibility standards.

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 10501-10517 BIG THICKET DRIVE AND 10501-10529
3 CHANNEL ISLAND DRIVE AND CHANGING THE ZONING MAP FROM
4 INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY
5 RESIDENCE SMALL LOT (SF-4A) DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim rural residence (I-RR) district to single family
11 residence small lot (SF-4A) district on the property described in Zoning Case No. C14-05-
12 0134, on file at the Neighborhood Planning and Zoning Department, as follows:
13

14 Lots 54-66, Block C, Parkside at Slaughter Creek Section 6 Subdivision, a
15 subdivision in the City of Austin, Travis County, Texas, according to the map or
16 plat of record in Document No. 200500029, of the Official Public Records of
17 Travis County, Texas,
18

19 locally known as 10501-10517 Big Thicket Drive and 10501-10529 Channel Island Drive,
20 in the City of Austin, Travis County, Texas, and generally identified in the map attached as
21 Exhibit "A".
22

23 **PART 2.** This ordinance takes effect on _____, 2005.
24

25
26 **PASSED AND APPROVED**

27
28
29
30 _____, 2005

§
§
§

31 Will Wynn
32 Mayor
33

34 **APPROVED:** _____

35 David Allan Smith
36 City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk

